

Date: June 2, 2026

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava
Mayor

Daniella Levine Cava

Agenda Item No. 8(P)(4)

Resolution No. R-488-26

Subject: Recommendation for Ratification of an Emergency Contract for Central Chiller Plant
Condenser Water Repairs (Phase 1)

Executive Summary

This item is to ratify an emergency contract for structural engineering services for the Central Chiller Plant East (CCPE) for the Miami-Dade Aviation Department (MDAD) at Miami International Airport (MIA). This contract was necessary to immediately address failures to the plant's condenser water system which is impacting the plant's ability to meet the MIA's essential cooling demands. This condition constitutes an operational emergency that required immediate corrective action by MDAD.

A recent capacity analysis confirmed that the condenser water pumps serving the west side chillers, located on the west side of the plant, comprising three 2,500-ton and two 1,800-ton units, are unable to achieve their designed total dynamic head, the total energy a pump must provide to move fluid through a system. As a result, the plant's total cooling output has been reduced from an optimal 27,100 tons to just 22,730 tons. This diminished capacity has left the system with only 975 tons of spare capacity, which is significantly below the 4,000-ton redundancy threshold required to ensure reliable and uninterrupted cooling operations. With the airport's maximum recorded cooling demand reaching 21,755 tons, the system is operating close to its maximum capacity, leaving virtually no margin for error during peak load conditions. The chilled water system is a mission-critical utility that supports terminal operations, passenger comfort, air quality control, baggage handling systems, data centers, and other essential airport functions. A failure of this system, particularly during high-demand periods, could result in widespread operational disruptions, compromised indoor air quality, potential shutdowns of temperature-sensitive systems, and delays or cancellations that would negatively impact both the traveling public and airport operations.

Further compounding the emergency, Cooling Towers CT-1, CT-2, CT-3, CT-5, CT-6, CT-7, and CT-8 are in urgent need of mechanical, electrical, and structural repairs. The physical deterioration of these towers is further restricting condenser water flow and exacerbating the system's inability to meet demand. Additionally, the structural integrity of these towers is now in question, posing a safety risk to personnel and infrastructure. Given the imminent risk of system failure, the current condition of the CCPE meets the criteria for an operational emergency. Immediate corrective action is necessary to restore full cooling capacity, re-establish system redundancy, prevent catastrophic failure during peak demand, and ensure the continuity of critical airport operations. Due to the scope and complexity of the required work, the emergency will be addressed in two phases: engineering assessment and re-design services (Phase 1) and construction services (Phase 2).

Recommendation

It is recommended that the Board of County Commissioners (Board) approve ratification of an emergency contract for *Contract No. E-10658, Central Chiller Plant Condenser Water Repairs (Phase 1)*, to Botas Engineering, Inc. (Botas) in the amount of \$305,228 for MDAD. An emergency contract for Phase 2 will be presented in a separate item for ratification by the Board at a later date, as Phase 1 approaches completion.

Background

On December 12, 2025, MDAD's Director declared an emergency in response to critical safety issues affecting the CCPE at MIA. The current inability of the condenser water system to meet critical cooling demands, combined with the structural deterioration of key infrastructure, poses a direct threat to the continuity of essential services at MIA. The emergency contract will enable the expedited procurement of specialized services, materials, and equipment required to swiftly restore the system to full operational capacity. There are two phases for the project at this time as described below:

Phase 1: Engineering Services

Botas has been engaged to provide structural engineering services. Botas previously performed remedial work on the CCPE Cooling Towers and is therefore uniquely familiar with the system's design, condition, and operational constraints. Botas's prior involvement and technical expertise position them to respond rapidly and effectively to the expanded scope of work, minimizing delays and ensuring continuity of critical infrastructure support. The scope of work under this emergency includes restoring the condenser water system's performance to its designed specifications, addressing urgent mechanical and structural deficiencies in Cooling Towers CT-1, CT-2, CT-3, CT-5, CT-6, CT-7, and CT-8, and reinstating the minimum 4,000-ton spare capacity required to maintain system redundancy and operational reliability.

Phase 2: Construction Services

Following the completion of Phase 1, MDAD will review the final analysis and scope of work developed and issue an emergency bid in compliance with Florida Statutes, Section 287.057(3)(a). MDAD requires comprehensive construction services to implement infrastructure upgrades that will restore and enhance the chiller plant's ability to operate at full cooling capacity. The construction cost for this phase will be finalized upon completion of Phase 1 and award of an emergency bid; the anticipated budget is approximately \$35 million.

Scope

Miami International Airport is located within District 6, which is represented by Commissioner Natalie Milian Orbis; however, the impact of this item is countywide in nature.

Fiscal Impact/Funding Source

The fiscal impact for this emergency contract, Phase 1, is \$305,228.

Department	Allocation	Funding Source	Budgeted	Contract Manager
MDAD	\$305,228	Proprietary Funds	FY 2025-26 Adopted Budget, Volume 3, Page 203 Contractual Services	Sylvia Novela
Total	\$305,228			

Track Record/Monitor

Marie Williams of the Strategic Procurement Department (SPD) is the Procurement Contracting Manager.

Delegated Authority

If this item is approved, the County Mayor or County Mayor's designee will have the authority to exercise all provisions of the contract, including any cancellation or extensions, pursuant to Section 2-8.1 of the Code and Implementing Order 3-38.

Vendor Recommended for Ratification

Vendor	Principal Address	Local Address	Number of Employee Residents	Principal
			1) Miami-Dade 2) Percentage*	
Botas Engineering, Inc. (SBE)	8935 NW 35 Lane Suite 202 Doral, FL	Same	5	Patricia Maria Botas
			100%	

*Provided pursuant to Resolution No. R-1011-15. Percentage of employee residents is the percentage of vendor's employees who reside in Miami-Dade County as compared to the vendor's total workforce.

Due Diligence

Pursuant to Resolution No. R-187-12, due diligence was conducted in accordance with SPD's Procurement Guidelines to determine contractor responsibility, including verifying corporate status and that there are no performance or compliance issues through various vendor responsibility lists and a keyword internet search. The lists that were referenced included convicted vendors, debarred vendors, delinquent contractors, suspended vendors, and federal excluded parties. There were no adverse findings relating to contractor responsibility.

Applicability of Ordinances and Contract Measures

- The two percent User Access Program does not apply.
- The Small Business Enterprise contract measures and Local Preference do not apply.
- The Living Wage Ordinance does not apply.



Jimmy Morales
Chief Operating Officer



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: June 2, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(P)(4)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 votes (majority of membership) ____, CDMP 2/3 members present but not less than 7 votes (majority of membership) ____, CDMP 9 votes (2/3 membership) ____) to approve
- ☒ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(P)(4)
6-2-26

RESOLUTION NO. R-488-26

RESOLUTION RATIFYING EMERGENCY CONTRACT NO. E-10658, CENTRAL CHILLER PLANT CONDENSER WATER REPAIRS (PHASE 1), TO BOTAS ENGINEERING, INC. IN THE AMOUNT OF \$305,228.00 FOR THE MIAMI-DADE AVIATION DEPARTMENT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL PROVISIONS OF THE CONTRACT, INCLUDING ANY CANCELLATION OR EXTENSIONS, PURSUANT TO SECTION 2-8.1 OF THE COUNTY CODE AND IMPLEMENTING ORDER 3-38

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board finds it is in the best interest of Miami-Dade County to ratify Emergency Contract No. E-10658, Central Chiller Plant Condenser Water Repairs (Phase 1) to Botas Engineering, Inc. in the amount of \$305,228.00 for the Miami-Dade Aviation Department.

Section 2. This Board authorizes the County Mayor or County Mayor's designee to exercise all provisions of the contract, including any cancellation or extensions, pursuant to section 2-8.1 of the Code of Miami-Dade County and Implementing Order 3-38. A copy of the contract is on file with and available upon request from the Strategic Procurement Department.

The foregoing resolution was offered by Commissioner **Marleine Bastien**, who moved its adoption. The motion was seconded by Commissioner **Natalie Milian Orbis** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	absent		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	absent
Roberto J. Gonzalez	aye	Keon Hardemon	absent
Danielle Cohen Higgins	absent	Vicki L. Lopez	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of June, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

DMM

David M. Murray